

**Know all Persons by these Presents,****020853**

**That** WE, ROBERT J. MORANG AND SHELLY R. MORANG, both of Augusta, County of Kennebec and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by INVESTMENT PROPERTIES CORPORATION

whose mailing address is 148 College Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said INVESTMENT PROPERTIES CORPORATION

ITS SUCCESSORS  
~~heirs~~ and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, on the Easterly side of College Avenue and bounded and described as follows, to wit:

Beginning at the southwest corner of land of Edith S. Fish, thence southerly on the Easterly line of College Avenue sixty (60) feet to the northerly line of land formerly of Edward F. Partridge, thence easterly on the northerly line of said land formerly of Edward F. Partridge eighty-nine (89) feet, more or less, to the westerly line of land now or formerly of the heirs of John W. Hayhurst, thence northerly along the line of land now or formerly of the heirs of said Hayhurst sixty (60) feet to the southerly line of land of the said Edith S. Fish, thence westerly along the southerly line of land of the said Edith S. Fish to the point of beginning. Being the southerly half of a parcel of land conveyed to Edith S. Fish by Willington T. Reynolds by his deed dated July 19, 1911 and recorded in the Kennebec County Registry of Deeds, Book 614, Page 316. And the same conveyed to Edward E. Gibbs and Kate Gibbs by Edith S. Fish by deed dated May 15, 1920 and recorded in the Kennebec County Registry of Deeds, Book 583, Page 417. And as a part of this conveyance there is also conveyed all the right that the grantors have to maintain a sewer upon the land formerly of said Partridge which said right is set forth in an agreement between said Gibbs and said Partridge dated June 28, 1922 and recorded in the Kennebec County Registry of Deeds, Book 604, Page 19.

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Excepting and reserving however from the above conveyance all rights granted to said Edward F. Partridge in regard to keeping and maintaining gas pipes upon the above described parcel of land which said rights are set forth in the above mentioned agreement between said Gibbs and said Partridge of June 28, 1922.

Being all and the same premises conveyed by P.J. Perrino, Jr., as Trustee for the Bankruptcy Estate of Wayne and Pauline Leach, to Shelly R. Morang and Robert J. Morang as described in a Trustee's Deed dated October 29, 1997 and recorded in the Somerset County Registry of Deeds in Book 5492, Page 264.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Investment Properties Corporation**

its successors  
~~heirs~~ and assigns, to them and their use and behoof forever.

**And** we do ~~warrant~~ with the said Grantee, its ~~heirs~~ successors and assigns,

that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, its ~~heirs~~ successors and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, the said Robert J. Morang and Shelly R. Morang

~~AND~~

~~husband and wife of one another~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights~~

~~in the above described premises, have hereunto set our hand and seal this 31<sup>st</sup>~~

day of the month of July, A.D. 2000.

**Signed, Sealed and Delivered**

in presence of

Lucille L. Cloutier  
Lucille L. Cloutier

Robert J. Morang  
Shelly R. Morang  
Shelly R. Morang

State of Maine, County of Kennebec ss: July 31, 20 00.

Then personally appeared the above named Robert J. Morang and Shelly R. Morang

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Martin E. Cloutier  
Comm Expires 5-19-2005 Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

2000 AUG 18 AM 9:00

Printed Name, MARTIN E. CLOUTIER

WITNESSES: Harold R. M. M.  
REGISTER OF DEEDS

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